101.0	0005	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,462,500	/	1,462,500
USE VALUE:	1,462,500	/	1,462,500
ASSESSED:	1,462,500	/	1,462,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANCELOTTA MARY PAT
Owner 2:	TAGUPA JONATHAN
Owner 3:	
Street 1:	47 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUIMOND MAXIME -
Owner 2:	GUIMOND MARGARET W -
Street 1:	47 GREELEY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3733 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	1,026,800		435,700	1,462,500
Total Card	0.155	1,026,800		435,700	1,462,500
Total Parcel	0.155	1,026,800		435,700	1,462,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.78 | /Parcel: 391.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65244
GIS Ref	
GIS Ref	
Insp Date	04/23/18

!8101!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,026,800	0	6,750.	435,700	1,462,500		Year end	12/23/2021
2021	101	FV	993,500	0	6,750.	435,700	1,429,200		Year End Roll	12/10/2020
2020	101	FV	988,400	0	6,750.	435,800	1,424,200	1,424,200	Year End Roll	12/18/2019
2019	101	FV	852,600	0	6,750.	442,000	1,294,600	1,294,600	Year End Roll	1/3/2019
2018	101	FV	521,000	0	6,750.	329,900	850,900	850,900	Year End Roll	12/20/2017
2017	101	FV	207,000	0	6,750.	298,800	505,800	505,800	Year End Roll	1/3/2017
2016	101	FV	207,000	0	6,750.	286,400	493,400	493,400	Year End	1/4/2016
2015	101	FV	171,400	0	6,750.	242,800	414,200	414,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:44:11

LAST REV

Date	Time
03/09/20	11:37:22
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUIMOND MAXIME,	1528-139	1	6/21/2018		1,340,000	No	No		
24 EPPING STREE	1507-62		5/1/2017		1,340,000	No	No		
RUBINO FLORENCE	1485-94		2/11/2016	Change>Sale	530,000	No	No		Florence Theresa Rubino d.o.d. 10/26/2012 bk
RUBINO ANTHONY	1341-100		7/27/2007	Family	10	No	No		
	622-60		6/10/1959			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2023	Solar Pa	16,000	C				
4/28/2016	532	Addition	280,000					Add second story
2/23/2016	180	Manual	4,000		2/23/2016			Demo to first floo

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Measured	DGM	D Mann
1/30/2018	SQ Returned	MM	Mary M
11/8/2016	Permit Visit	DGM	D Mann
3/17/2009	Meas/Inspect	163	PATRIOT
4/21/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	5									435,749						435,700	

Total AC/HA:	0.15496	Total SF/SM:	6750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,749	Spl Credit		Total:	435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03860092
Const Adj.:	1.34986496
Adj $ / SQ:	182.256
Other Features:	97309
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1039285
Depreciation:	12471
Depreciated Total:	1026813

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

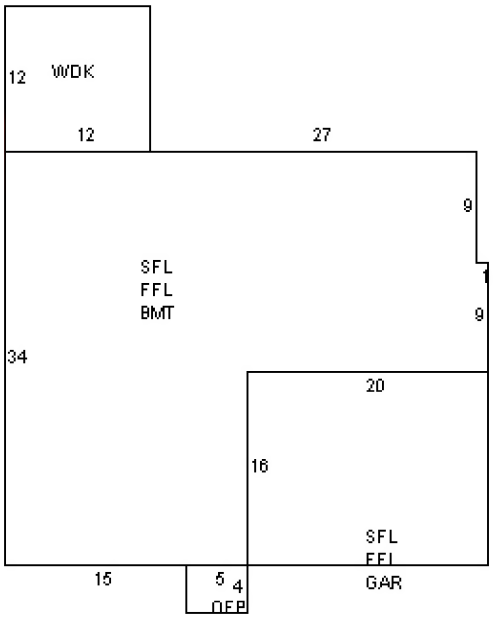
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	266.09
Special Features:	0	Val/Su Net:	243.49
Final Total:	1026800	Val/Su SzAd	380.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,351	182.260	246,228
SFL	Second Floor	1,351	182.260	246,228
BMT	Basement	1,031	105.250	108,516
GAR	Garage	320	30.790	9,854
WDK	Deck	144	17.470	2,516
OFP	Open Porch	20	59.390	1,188

Net Sketched Area:	4,217			Total:	
Size Ad	2702	Gross Area	7899	FinArea	3733

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

101.0-0005-0013.0

IMAGE

AssessPro Patriot Properties, Inc